112.0	0005	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	926,000	/	926,000
USE VALUE:	926,000	/	926,000
ASSESSED:	926,000	/	926,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENDICE CHARLES D
Owner 2:	
Owner 3:	
Street 1:	31 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENDICE ELENA -
Owner 2:	-
Street 1:	31 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .315 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 2888 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13709.000	344,100		581,900	926,000
Total Card	0.315	344,100		581,900	926,000
Total Parcel	0.315	344,100		581,900	926,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.67 /Parcel: 320.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71317

GIS Ref

GIS Ref

Insp Date 09/19/18

!8702!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,100	0	13,709.	581,900	926,000		Year end	12/23/2021
2021	101	FV	331,700	0	13,709.	581,900	913,600		Year End Roll	12/10/2020
2020	101	FV	331,800	0	13,709.	581,900	913,700	913,700	Year End Roll	12/18/2019
2019	101	FV	262,200	0	13,709.	573,600	835,800	835,800	Year End Roll	1/3/2019
2018	101	FV	262,200	0	13,709.	440,600	702,800	702,800	Year End Roll	12/20/2017
2017	101	FV	262,200	0	13,709.	415,600	677,800	677,800	Year End Roll	1/3/2017
2016	101	FV	262,200	0	13,709.	382,400	644,600	644,600	Year End	1/4/2016
2015	101	FV	261,000	0	13,709.	357,400	618,400	618,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:46:31

LAST REV

Date	Time
09/27/18	14:03:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENDICE ELENA	1289-136		8/27/2004	Family	10	No	No		
	469-141		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	71317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2013	284	Solar Pa	36,660	C				
10/18/2011	1296	Re-Roof	7,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
5/24/2013	Info Fm Prmt	EMK	Ellen K
4/7/2009	Meas/Inspect	372	PATRIOT
2/7/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13709		Sq. Ft.	Site		0	70.	0.61	6									581,891						581,900	

Total AC/HA:	0.31472	Total SF/SM:	13709	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	581,891	Spl Credit		Total:	581,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.19858932
Const Adj.:	0.99543005
Adj $ / SQ:	119.311
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422779
Depreciation:	78637
Depreciated Total:	344142

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

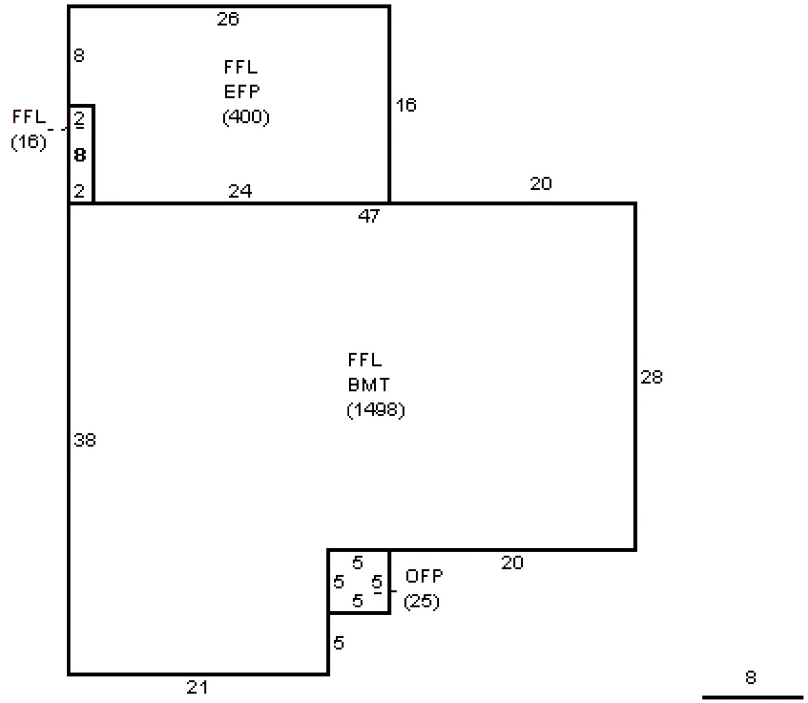
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.31
Special Features:	0	Val/Su Net:	89.68
Final Total:	344100	Val/Su SzAd	179.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,914	119.310	228,362
BMT	Basement	1,498	50.920	76,272
EFP	Enclos Porch	400	33.880	13,550
OFP	Open Porch	25	43.800	1,095

Net Sketched Area:	3,837	Total:	319,279
Size Ad	1914	Gross Area	3837	FinArea	2888
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0005-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X20	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc